

EXHIBIT A – FINDINGS

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 12, 2014 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Geology and Soils, Water, and are included as conditions of approval.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because a single-family residence is a permitted use, and the project as conditioned is consistent with all applicable General Plan policies, including policies for Environmentally Sensitive Habitats, Public Works, Coastal Watersheds, Visual and Scenic Resources and Hazards.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed residence will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Coastal Zone Land Use Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed residence will result in development that is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Burton Drive, a local road that is constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Terrestrial Habitat/Environmentally Sensitive Habitat

- H. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because tree removal has

been minimized, and trees removed for the project will be replaced on a 4:1 ratio for Monterey pines and 6:1 ratio for oaks.

- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements, because the project involves minimal grading and will follow existing contours through a stepped foundation approach, and the proposed structures has been designed to minimize tree removal and site disturbance to the extent feasible.
- J. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of the proposed residence, and will not create significant adverse effects on the identified sensitive resource, because tree removal and site disturbance have been minimized, and trees removed for the project will be replaced on a 4:1 ratio for Monterey pines and 6:1 ratio for oaks.
- K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the project will not significantly alter existing drainage patterns. To ensure compliance, the project has been conditioned to submit a drainage plan to Public Works at time of application for building permits.
- L. There will be no significant negative impact on the identified sensitive habitat, and the proposed use will be consistent with the biological continuance of the habitat as the project has been designed to avoid impacts to the maximum extent feasible. The project is conditioned to replant twelve (12) Monterey pines and six (6) oak trees to mitigate its impact to the existing trees on site.
- M. The proposed use will not significantly disrupt the habitat, because is a single family residence with minimal site disturbance and the property is located within an existing urban developed neighborhood.